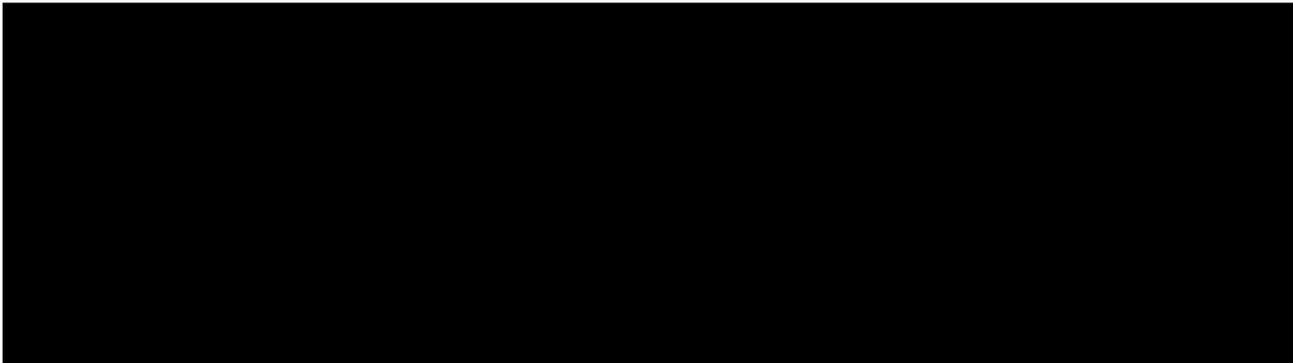


1 6 DEC 2016



“The address, reason vacant, and period of time vacant for each Housing New Zealand home which has been vacant for more than 1 year.”

Please accept my apologies for the delay in replying. The table attached provides information on Housing New Zealand properties that had been vacant for longer than 12 months, as at 30 September 2016, broken down by territorial authority, the reason and the length of time vacant. I am withholding the addresses of the properties under section 9(2)(a) of the Act to protect the privacy of natural persons.

The property status provided is that allocated to a property at that point in time and an individual property's status can change during the time that it is vacant. For example, a property vacant for longer than 12 months with a status of ready to let or under repair is likely to have been returned to the letting pool from another vacant status, such as methamphetamine contamination.

The information I am providing also predates the recent release by the Ministry of Health (MoH) of its updated recommended guidelines relating to methamphetamine contamination levels. Housing New Zealand welcomes the revised guidelines and as a result we are now returning more homes to letting pool. There are more than 80 Housing New Zealand properties that were above the previous MoH guideline level that have now been confirmed as safe to re-tenant.

As methamphetamine contaminated houses account for about a third of the long term vacant Housing New Zealand properties, we have established a team to focus on the reinstatement of these properties. This should result in a reduction both in turnaround time and the number of long term vacants in that category.

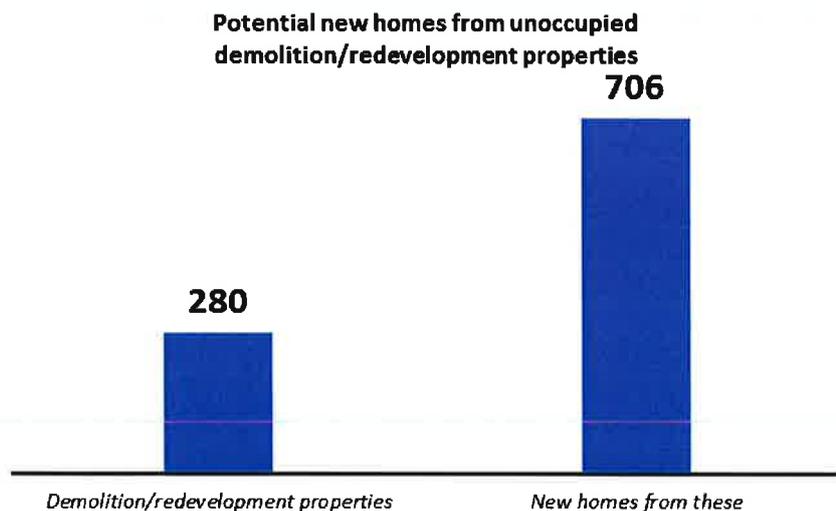
Some provincial areas have also experienced an increase in demand for social housing in cities and towns that historically had low or no demand. Housing New Zealand has responded to this change in demand by either returning properties from the sales pool or withdrawing them from the divestment pipeline. Such properties may have been vacant for more than 12 months and may also have a status of ready to let or under repair in the information provided.

We are continuing to actively review all vacant stock to determine where it is practical to return properties to the letting pool and very few properties are now being placed into the divestment pipeline. A further example of this is the more than 20 properties in the Hutt Valley which are currently having earthquake strengthening work undertaken and will be available to help meet demand for social housing in the near future. There can be delays in making properties available in some provincial areas where major repairs or methamphetamine decontamination are necessary due to the availability of specialist contractors.

Where we have identified properties for potential sale, the length of time they remain vacant can reflect the market for sales in those areas. Some properties identified for potential sale are on land that is subject to right of first refusal. This means we must first offer it to iwi. It is important to note that rights of first refusal arrangements, including the period iwi have in which to respond to offers, differ between settlements. If iwi decline the offer then we will consider whether the property might be suitable for sale through our first home ownership scheme.

A useful way to categorise unoccupied properties is to break them into two groups; those that Housing New Zealand intend to re-let and those properties which are not intended to be re-let. The first group is composed of properties that are either available to be let in the short term or are undergoing significant repair or upgrade which means that they will be out of service longer. The second group contains those properties that are being demolished, primarily for redevelopment, and those that are intended to be sold.

Where properties are to be demolished these will generally be making way for even more homes to be built. As at 30 November 2016, there were 280 unoccupied Housing New Zealand properties pending demolition or under redevelopment. The graph below shows that the sites that these 280 unoccupied properties sit on will produce 706 new homes when they are redeveloped.



I trust that you find this information useful. You have the right to ask an Ombudsman to review my decision to withhold some information.

Yours sincerely

Rachel Kelly
Manager Government Relations

Number of Housing New Zealand properties vacant for more than 12 months as at 30 September 2016:

Territorial Authority	Vacant status	Period of time vacant				Total
		12 - 18 months	18 months - 2 years	2 - 3 years	3 years +	
Ashburton	Pending sale	1	1	0	0	2
Auckland	Earthquake prone	1	0	0	0	1
	Meth contamination	19	3	0	0	22
	Other	12	6	1	1	20
	Pending Sale	6	0	0	0	6
	Ready to let	2	0	0	0	2
	Under redevelopment	8	1	1	0	10
	Under repair	5	0	2	0	7
Buller	Pending sale	3	1	3	0	7
Christchurch	Meth contamination	6	1	0	0	7
	Natural disaster damage	2	0	0	0	2
	Other	1	0	1	0	2
	Pending sale	1	0	0	0	1
Clutha	Pending sale	0	1	0	0	1
Dunedin	Pending sale	10	1	6	9	26
Far North	Pending sale	3	1	0	1	5
	Under repair	2	0	0	0	2
Gisborne	Meth contamination	1	0	1	2	4
	Other	0	1	0	9	10
	Pending sale	1	2	7	16	26

	Ready to let	0	0	0	1	1
	Under repair	0	0	0	12	12
Gore	Pending sale	1	0	0	0	1
Grey	Pending sale	4	0	1	3	8
Hamilton	Meth contamination	1	0	0	0	1
	Other	0	0	1	0	1
	Under redevelopment	5	1	6	12	24
Hastings	Pending sale	2	0	1	5	8
	Under repair	1	0	0	0	1
Horowhenua	Pending sale	1	0	0	0	1
	Under repair	1	0	0	1	2
Invercargill	Pending sale	8	0	0	0	8
Kaikoura	Earthquake prone	1	0	0	0	1
Kapiti Coast	Pending sale	1	0	0	0	1
Kawerau	Ready to let	1	0	0	0	1
Lower Hutt	Earthquake prone	9	0	3	11	23
	Other	1	0	0	0	1
	Pending sale	7	1	0	0	8
	Ready to let	1	0	0	1	2
	Under repair	2	0	0	0	2
Manawatu	Pending sale	0	0	0	8	8
Marlborough	Meth contamination	1	0	0	0	1
	Natural disaster damage	0	0	1	0	1
	Pending sale	0	2	0	10	12
	Under repair	1	0	0	0	1

Matamata-Piako	Pending sale	1	0	0	0	1
Napier	Meth contamination	2	0	0	1	3
	Other	1	2	0	0	3
	Under repair	1	0	0	0	1
Nelson	Natural disaster damage	2	0	1	1	4
	Other	1	0	0	0	1
	Pending sale	0	0	3	0	3
New Plymouth	Other	0	1	0	0	1
	Pending sale	3	3	9	13	28
Opotiki	Meth contamination	0	0	1	0	1
	Pending sale	1	1	0	0	2
	Ready to let	0	1	0	0	1
Palmerston North	Other	5	3	1	0	9
	Pending sale	2	1	0	0	3
	Under repair	1	1	0	0	2
Porirua	Meth contamination	1	0	0	0	1
	Pending sale	7	13	18	1	39
Queenstown Lakes	Pending sale	0	1	0	0	1
Rangitikei	Pending sale	1	0	0	0	1
Ruapehu	Pending sale	0	1	0	0	1
South Taranaki	Pending sale	4	0	0	0	4
South Waikato	Pending sale	1	0	0	1	2
Taupo	Meth contamination	0	1	0	0	1
	Pending sale	0	1	3	3	7

Tauranga	Other	1	0	0	0	1
Thames-Coromandel	Meth contamination	1	0	0	0	1
Upper Hutt	Other	1	0	0	0	1
	Pending sale	0	1	1	0	2
Waikato	Pending sale	1	1	0	1	3
Waipa	Pending sale	4	2	1	0	7
Wairoa	Pending sale	0	1	0	0	1
Waitaki	Pending sale	2	0	0	0	2
Waitomo	Pending sale	0	1	0		1
Wanganui	Meth contamination	1	0	0	0	1
	Other	1	0	0	0	1
	Pending sale	4	0	1	0	5
	Under repair	1	2	1	2	6
Wellington	Other	1	14	2	15	32
	Pending sale	2	3	4	0	9
	Under redevelopment	0	0	0	18	18
Whakatane	Other	0	1	0	0	1
Whangarei	Pending sale	3	0	0	0	3
	Under repair	7	0	0	0	7

Vacancy status of other includes: Development Transfer, Fire Damage, New Acquisition, Pending Demolition, Pending Lease Expiry, Pending Lease Termination, Planned Major Repair/Upgrade, Relocated to Yard, Stock Transfer.